

CHAPTER 1 INTRODUCTION

1.1 INTENT AND PURPOSE OF ENVIRONMENTAL ANALYSIS

This environmental analysis (EA) discloses the potential environmental effects of the Agua Hedionda South Shore Specific Plan for 85% Open Space and 15% Retail (Agua Hedionda 85/15 Specific Plan; Specific Plan). This document also informs the City of Carlsbad (City) and the public of the potential environmental effects from implementation of the Specific Plan, and identifies environmental protection features (EPFs) to avoid or reduce the significance of the identified effects.

This EA is derived from technical reports included as appendices and from other resources listed as EA references.

1.2 SPECIFIC PLAN LOCATION

The Specific Plan area is located in the City of Carlsbad, in northwest San Diego County, California. The City occupies approximately 39 square miles of beaches, bluffs, lagoons, rolling hills, and other land along the northern coast of San Diego County, and is approximately 30 miles north of the San Diego metropolitan area (see **Figure 1-1**, Regional Map). In addition to the Pacific Ocean coastline along its western boundary, existing communities surrounding Carlsbad include the City of Oceanside to the north, the City of Encinitas to the south, and the Cities of Vista and San Marcos and unincorporated areas of San Diego County to the east.

The Specific Plan area is regionally accessed by Interstate 5 (I-5) and locally accessed by Cannon Road. Refer to **Figure 1-2**, Aerial Map, for the vicinity and physical characteristics of the Specific Plan area.

1.3 SPECIFIC PLAN OVERVIEW

Agua Hedionda 85/15 Specific Plan or Specific Plan is composed of approximately 203.4 acres between the south shore of the Agua Hedionda Lagoon and Cannon Road in the City of Carlsbad. The Specific Plan will permanently protect approximately 176.7 acres, more than 85% of the Specific Plan area, for open space and the continuation of strawberry farming and coastal agriculture. The Specific Plan's protection, conservation and enhancement of the open space and agricultural land will be achieved through the Specific Plan itself and in cooperation with the City of Carlsbad, one or more qualified environmentally focused non-profit entities, land conservancy organizations, land managers, public agencies, and qualified farming and agricultural interests. The intent is to permanently protect, conserve, restore, or enhance existing habitat, sensitive species, and riparian/wetland resources; and provide for the continuation of coastal agriculture and strawberry farming, consistent with the City's open space and agriculture heritage. Portions of the designated open space and agricultural land will become an integral part of the Specific Plan area,

and low-impact public access will allow for passive recreation amenities, including miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, roadway, restroom facilities, parking, farm-to-table dining, farm stand, and an integrated resource and educational signage program for use by the entire Carlsbad community.

The remaining approximately 26.7 acres, or less than 15% of the Specific Plan area, will include a new pedestrian-oriented outdoor visitor-serving commercial, shopping, dining, and entertainment promenade (Outdoor Shopping, Dining, and Entertainment Promenade). The Outdoor Shopping, Dining, and Entertainment Promenade facilitates a high-quality, functionally integrated district that is distinctive, creates a sense of community, and contributes to Carlsbad’s traditional “village” identity and beach community character, while prioritizing protection and conservation of open space lands, the continuation of strawberry farming and coastal agriculture, and the protection of the natural environment through the Specific Plan. The Specific Plan includes up to 585,000 square feet of new visitor-serving commercial, shopping, dining, entertainment, and recreational uses.

The Specific Plan’s vision is to provide permanent open space protection and conservation, combined with the highest environmental standards to support Carlsbad’s open space and agricultural heritage, along with a modern, sustainable Outdoor Shopping, Dining, and Entertainment Promenade with an innovative building design that provides distinctive visitor-serving commercial, shopping, dining, entertainment, recreation, and environmental benefits for the entire Carlsbad community.

1.4 INTENT AND PURPOSE OF SPECIFIC PLAN

The overall purpose of the Specific Plan is to facilitate the protection and conservation of open space and agriculture, and the development of visitor-serving commercial, shopping, dining, entertainment, and recreation uses consistent with the policies adopted in the: (a) Carlsbad General Plan (1994) and as amended (Carlsbad General Plan (1994)); (b) proposed Draft General Plan Update (2014); (c) Carlsbad Growth Management program, established in 1986 and as amended (Carlsbad Growth Management program); (d) Carlsbad Local Facilities Management Plan Zone 13, adopted in 1992 and as amended (Zone 13 LFMP (1995)); (e) California Coastal Act of 1976 and as amended (Coastal Act); and (f) Agua Hedionda Land Use Plan, adopted in 1982 and as amended (Agua Hedionda LUP (1982)).¹ The Specific Plan property is uniquely

¹ As used herein, the Carlsbad General Plan (1994), Draft General Plan Update (2014), the Agua Hedionda LUP (1982), and the Carlsbad Growth Management program refer to those documents as they existed on the date of filing the Notice of Intent to circulate the Agua Hedionda 85/15 Specific Plan Initiative. The Specific Plan area is situated within the Agua Hedionda LUP (1982). The Agua Hedionda LUP (1982) has been adopted; however, the Agua Hedionda Local Coastal Plan (LCP) segment is a California Coastal Commission (Coastal Commission or Commission)-deferred certification area until an implementation plan for that segment is certified by the Commission. For that reason, the Commission maintains coastal development permit jurisdiction for the Agua Hedionda LCP segment.

situated to serve Carlsbad’s agriculture, open space, and recreation needs, along with the visitor-serving commercial, shopping, dining, and entertainment needs of the entire Carlsbad community. The Specific Plan’s Visitor-Serving Commercial (VSC) designation implements the Carlsbad General Plan (1994) Travel/Recreation (TR) commercial designation, and the Agua Hedionda LUP (1982) Travel Service (TS) commercial designation.

The Specific Plan is intended to achieve the following purposes:

- Ensure consistency with the Carlsbad General Plan (1994) by carrying out its applicable goals, policies, and requirements, in conjunction with the Agua Hedionda 85/15 Specific Plan Initiative (Specific Plan Initiative) (explained further below) and the General Plan Amendments that also ensure consistency.
- Ensure compliance with the Carlsbad Growth Management program by implementing its applicable goals, policies, and requirements.
- Enable compliance and consistency with all Coastal Resources Planning and Management Policies set forth in Chapter 3, Articles 1–6, of the Coastal Act.
- Ensure compliance and consistency with the applicable policies and requirements of the Agua Hedionda LUP (1982), in conjunction with the Specific Plan Initiative, and the Agua Hedionda LUP (1982) amendments that also ensure consistency.

The Specific Plan, a local regulatory document, will achieve the purposes set forth above, and serve as the zoning for the property and land uses within the boundary of the Specific Plan.

1.5 RELATIONSHIP TO THE SPECIFIC PLAN INITIATIVE AND ADOPTED PLANNING DOCUMENTS

Specific Plan Initiative

The Specific Plan area is well-suited for the permanent protection and conservation of open space and agricultural lands, in concert with a new pedestrian-oriented outdoor visitor-serving commercial, shopping, dining, and entertainment promenade. The Specific Plan area also is located near major transportation corridors and recreational and tourist-serving resort areas, beaches, and other Carlsbad entertainment/recreation venues.

Consistent with these uses, the Specific Plan area is currently designated “Travel Recreation” (commercial) and “Open Space” in the Carlsbad General Plan (1994), and the Draft General Plan Update (2014) also is consistent with the adopted land use designations for the Specific Plan property area.

To ensure overall consistency, the Specific Plan is accompanied by conforming amendments to the Carlsbad General Plan (1994), the Carlsbad Municipal Code, and the Agua Hedionda LUP (1982), all of which are enacted by the “Agua Hedionda 85/15 Specific Plan Initiative” (Specific Plan Initiative). Specifically, the purpose of the “Agua Hedionda 85/15 Specific Plan Initiative” is to (a) amend the Carlsbad General Plan (1994), the Carlsbad Municipal Code, and the Agua Hedionda LUP (1982); (b) adopt this Specific Plan; and (c) enact other measures necessary to establish and implement this Specific Plan for the benefit of the entire Carlsbad community.

Since the initiative power was added to the California Constitution in 1911, the Legislature has given local governments the option to enact a qualified voter initiative immediately, without the need for an election and its attendant delay and cost; or to allow the initiative to be submitted to a vote at an election. The Carlsbad City Council, as the legislative body, will receive certification that the Specific Plan Initiative is qualified for City Council action. The Council will then have options to either adopt the Specific Plan Initiative, submit it to a vote at an election, or order a report that may examine the Specific Plan Initiative’s effects on land use, infrastructure, and any other matters that the Council may request be included. Such a City Council ordered report is the exclusive means for assessing potential environmental effects of an initiative such as the Specific Plan Initiative. Once the report is received, the Council must either adopt the Specific Plan Initiative or order an election.

The California Coastal Act

The property subject to the Specific Plan is situated within the coastal zone.² The Specific Plan is consistent with and implements the applicable Coastal Act and Agua Hedionda LUP (1982) policies and requirements for the conservation and development of the Specific Plan area. **Appendix Q** of the EA, Coastal Act Consistency Analysis, demonstrates how the Specific Plan is consistent with and implements the applicable goals, policies, and requirements of the Coastal Act and Agua Hedionda LUP (1982).

As a result, the Specific Plan also will serve as an approved Land Use Plan (LUP) amendment to facilitate conservation of designated open space, support ongoing use of agricultural resources, and enable and regulate development of the associated Outdoor Shopping, Dining, and Entertainment Promenade within the Specific Plan area.

² The coastal zone is defined as the area between the seaward limits of the state’s jurisdiction and generally 1,000 yards landward from the mean high-tide line of the sea. In Carlsbad, the coastal zone boundary generally encompasses the area east of the Pacific Ocean to El Camino Real.

The Coastal Act (California Public Resources Code Section 30000 et seq.) authorizes the State of California to regulate development within the coastal zone. The basic goals of the Coastal Act are as follows:

- A. Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- B. Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- C. Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- D. Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- E. Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone (California Public Resources Code section 30001.5).

This Specific Plan implements these goals because it: (a) protects, restores, improves, and maintains approximately 176.7 acres of open space and agricultural lands within the Specific Plan area and includes facilities to support those uses such as parking, restrooms, farm stand, and farm-to-table dining; (b) accounts for the social and economic needs of the Carlsbad community by providing visitor-serving commercial and open space uses, and allowing for the continuation of coastal agriculture and strawberry farming; (c) improves public access to the Agua Hedionda Lagoon by providing miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, parking, and an integrated resource and educational signage program; (d) does not interfere with coastal-dependent uses; and (e) provides a plan of coordinated development for mutually beneficial open space, agricultural, and visitor-serving commercial uses on the remaining approximately 26.7 acres of the Specific Plan area.

Chapter 3 of the Coastal Act sets forth the standards by which the adequacy of local coastal programs and the permissibility of proposed development are determined. These policies generally protect public coastal access, the marine environment, commercial fishing, recreational boating, environmentally sensitive habitat areas, prime agricultural land, and scenic and visual qualities of coastal areas by regulating the siting and design of coastal development.

The Specific Plan implements the policies of the Agua Hedionda LUP (1982). The land use designation for the approximately 48 acres of property on the west side of the Specific Plan area (i.e., identified as 45 acres in the Agua Hedionda LUP (1982)) is “TS” (Travel Services). The Specific Plan’s Visitor-Serving Commercial (VSC) designation herein implements the TS

designation. The Agua Hedionda LUP (1982) land use designation for the remaining Specific Plan area is “OS” (Open Space). The Specific Plan’s regulated agricultural and open space uses herein implement this LUP OS designation.

To ensure consistency, the Specific Plan Initiative amends portions of the Agua Hedionda LUP (1982), including the TS designation. As a result, the Specific Plan shows that the former LUP TS designation has been changed to VSC, Exclusive Agricultural Open Space (EAG-OS), and Agricultural Support Open Space (AGS-OS).

As stated in the Agua Hedionda LUP (1982), page 7, “[t]he Coastal Act articulates land use priorities for the coastal zone. Highest priority is placed on the preservation and protection of natural resources, including environmentally sensitive habitat areas, wetlands and agricultural lands. The following lists Land Use/Development priorities defined by the Coastal Act:

- “Preservation of natural resources and environmentally sensitive areas;
- Coastal dependent development (i.e., development requiring a site adjacent to the ocean to function);
- Public recreational uses;
- Visitor-serving commercial recreation; and
- Private residential, industrial and commercial development.”³

The Specific Plan implements the above priorities by: (a) permanently protecting and conserving approximately 176.7 acres of open space, including Carlsbad’s hardline preserve area within its Habitat Management Plan (HMP) and the Environmentally Sensitive Habitat Areas within the coastal zone, and the agricultural land; (b) providing approximately 26.7 acres of visitor-serving commercial and recreation uses within the Specific Plan’s VSC designation; and (c) permitting public recreation uses by providing miles of new nature trails and walkways, picnic and rest areas, lagoon vistas, an outdoor classroom, parking, and an integrated resource and educational signage program.

Policy 1.10 of the Agua Hedionda LUP (1982) provides that the area designated “TS” shall be “subject to a future Specific Plan” for development of the subject property. This policy also provides that the conversion of the TS area to commercial development shall be subject to, and consistent with, the Coastal Act’s agricultural conversion policies. The Specific Plan shall comply with the Coastal Act agricultural conversion policies. In addition, the Specific Plan Initiative amends portions of the Carlsbad Municipal Code relative to development of coastal

³ This Specific Plan does not allow for residential or industrial development; and, thus, this particular Coastal Act priority is not applicable to the Specific Plan.

agricultural land. The Specific Plan applicant will comply with the provisions of title 21, section 21.202.060, subdivision (D) [agricultural conversion mitigation fee and expenditure plan], but only if applicable and excepting those supplementary and additional provisions in title 21, Zoning.

Carlsbad General Plan

The Carlsbad General Plan (1994) was last comprehensively updated in 1994, although individual elements have been amended at various times since then. The Carlsbad General Plan (1994) contains the seven required elements, as well as a Park and Recreation Element and an Arts Element. Goals, objectives, and implementing policies are provided in each element.

The Carlsbad General Plan (1994) land use designations for the Specific Plan area, as shown on the General Plan Land Use Map, Exhibit A to the Specific Plan Initiative, are “Travel Recreation (TR)” and “Open Space (OS).” The TR commercial land use designation designates areas for visitor attractions and commercial uses that serve the travel and recreational needs of tourists, residents, as well as employees of business and industrial centers; and are generally located near major transportation corridors or recreation and resort areas. The OS designation is an open space designation. Upon approval of the Specific Plan Initiative, the Specific Plan area will have a General Plan designation of “SP,” Specific Plan. The EA, **Appendix P**, General Plan Consistency Analysis, demonstrates, more specifically, how this Specific Plan designation is consistent with the adopted Carlsbad General Plan (1994).

The Specific Plan’s visitor-serving commercial area — i.e., the Outdoor Shopping, Dining, and Entertainment Promenade — is consistent with the Carlsbad General Plan (1994) TR land use designation. The rest of the Specific Plan area is designated open space and allows for the continuation of agriculture with the open space designations. This Specific Plan requires that permanent open space and agricultural easements — on approximately 155.1 acres (the portion of APN 211-010-031-00 that is north of Cannon Road) — be recorded in favor of the entities and agencies listed in **Chapter 1.1** of the Specific Plan. The open space and agricultural easements will limit allowable uses to agricultural, recreation trails, utility right-of-way,⁴ roadways, and other passive or low-impact open space, recreation uses, habitat conservation, and restoration.

Since 2008, the City has been in the process of updating its adopted Carlsbad General Plan (1994) and Climate Action Plan, and a draft Environmental Impact Report (EIR) has been prepared. In response to comments, the City has revised portions of the draft EIR, and has issued

⁴ As described in **Chapter 2.0**, the Specific Plan area is subject to an existing SDG&E utility corridor preserving access required for the operation and maintenance of SDG&E’s underground gas line and overhead electric transmission and distribution lines that traverse the Specific Plan area.

a recirculated draft EIR, which was available for public comment through May 4, 2015, after which, the City will prepare written responses to comments for inclusion in a final EIR. The Draft General Plan Update (2014) public hearing process will be initiated, but only after the EIR is finalized. At this time (May 2015), the City has not publicly stated how long it will take to complete responses to comments, and has not scheduled any hearings. It is estimated that the City may complete its Draft General Plan Update (2014) process by the fall of 2015. The Draft General Plan Update (2014) substantially reinforces the adopted Carlsbad General Plan (1994) land use policies with regard to the Specific Plan area.

While the Draft General Plan Update (2014) is not yet adopted by City Council, to provide information that may be useful to the City, its decision makers, and the public, this Specific Plan demonstrates that it is consistent with the adopted Carlsbad General Plan (1994) and the Draft General Plan Update (2014) goals and policies (see Specific Plan, **Appendix A**, General Plan Consistency Analysis).

In addition, implementation of the Specific Plan is consistent with and implements the goals and policies contained in the adopted Carlsbad General Plan (1994) and the Draft General Plan Update (2014) by:

- Enhancing Carlsbad’s character as a desirable beach and open space oriented community;
- Encouraging agricultural uses within the Specific Plan area;
- Creating a unique community-oriented open space, agriculture, recreation, and visitor-serving commercial, dining, and entertainment area along Cannon Road;
- Cooperating with one or more qualified environmentally focused non-profit entities, land conservancy organizations, land managers, public agencies, and farming and agricultural interests to ensure responsible conservation, management, operation, and maintenance of the designated open space/ agriculture areas;
- Maintaining or enhancing the water quality associated with the Agua Hedionda Lagoon and its tributary drainages;
- Ensuring that the scale and character of new development in the Outdoor Shopping, Dining, and Entertainment Promenade area is appropriate to the setting, intended use, and the natural terrain, open space, agriculture, and vistas of the Agua Hedionda Lagoon;
- Enabling new development within the Outdoor Shopping, Dining, and Entertainment Promenade area to foster a sense of community by providing safe, pedestrian-oriented walkways and trails to destinations, gathering places, picnic areas, vistas, and visitor-serving commercial, dining, entertainment, and recreation amenities for a variety of Carlsbad residents and visitors;

- Ensuring that the Carlsbad community will continue to enjoy high quality, unique shopping and dining experiences in walkable environments that provide community gathering spaces and opportunities for connectivity;
- Inviting innovative, sustainable building designs that are energy efficient and water conserving;
- Encouraging a multi-modal integrated system of pedestrian and bicycle trails in the Specific Plan area;
- Contributing to an integrated transportation system and updated street and highway network;
- Enhancing the quality of life by offering expanded visitor-serving commercial, dining, entertainment, and recreation opportunities, creating new jobs, and increasing the tax base while incorporating measures to avoid or minimize impacts to the natural environment;
- Contributing to Carlsbad's economic vitality while protecting and conserving its open space, agriculture, and aesthetic resources;
- Continuing efforts in Carlsbad to decrease use of energy and fossil fuel consumption in transportation, waste reduction and recycling, with efficient building design and use;
- Ensuring energy efficiency and water conservation, including landscaping;
- Promoting the maintenance of Specific Plan infrastructure, facilities, and services;
- Requiring compliance and consistency with the Carlsbad General Plan (1994) and Carlsbad Growth Management program public facility performance standards to ensure that adequate public infrastructure, facilities, and services are provided prior to or concurrent with development; and
- Coordinating future development with the Carlsbad Capital Improvement Program to ensure adequate funding for needed infrastructure, facilities, and services.

Implementation of all development within the Specific Plan area shall be subject to the design features, conditions, and environmental protection features listed in Chapter 6.0, Implementation, of the Specific Plan. Because this Specific Plan is a local legislative regulatory document, the City retains the authority to enforce this Specific Plan, and the design features and the environmental protection features identified herein, in the same manner as any other local law in the City.

Carlsbad Municipal Code

The Specific Plan is regulatory in nature, and the land use plan and designations, zoning, development regulations, design guidelines, implementation program, conditions, and environmental protection features contained herein shall govern all uses within the Specific Plan area.

Except as otherwise provided, the Specific Plan shall fully replace and supersede all those provisions of the Carlsbad Municipal Code and other applicable, adopted rules, regulations, or official policies of the City, as they may otherwise apply to all property and development within the Specific Plan area.

Matters not specifically regulated or required by the Specific Plan shall be subject to the Carlsbad Municipal Code and other applicable, adopted rule, regulation, or official policy of the City, in addition to all applicable, adopted federal, state, and regional laws and regulations. References in this paragraph to the Carlsbad Municipal Code and other applicable and adopted rule, regulation or official policy of the City shall refer to the Carlsbad Municipal Code, as it existed on the date of filing the Notice of Intent to Circulate the Specific Plan Initiative.

If any provision of the Specific Plan is inconsistent or conflicts with the requirements of the Carlsbad Municipal Code or other applicable, adopted rule, regulation, or official policy of the City, as they existed on the date of filing the Notice of Intent to Circulate the Specific Plan Initiative, or may thereafter be amended, the provisions of this Specific Plan shall take precedence, control, and govern in the Specific Plan area.

The Specific Plan shall be exclusively implemented pursuant to the Specific Plan, Chapter 6.0, Implementation.

Other Carlsbad Municipal Code Provisions

Fire Protection

The Carlsbad Municipal Code, title 17, Fire Protection, covers fire hazards, fire suppression, fire protection planning, and other fire-related conditions. The Fire Departments within the City also deliver fire and emergency medical services. The Specific Plan shall comply with the Carlsbad Municipal Code, title 17, Fire Protection, including the requirement for a Fire Protection Plan as described in the Specific Plan, Chapter 6.0, Implementation. If an application for development within the Specific Plan area is presented pursuant to the procedures established by Specific Plan, Chapter 6.0, and the development is consistent with the development standards, design guidelines, and plan review process set forth in this Specific Plan, and the applicable provisions of title 17, Fire Protection, then such application shall be granted in accordance with the

exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.

Building Codes and Regulations

The Carlsbad Municipal Code, title 18, Building Codes and Regulations, governs the City's issuance of building permits by its designated building official and associated mechanical, electrical, plumbing, and other regulations. This Specific Plan shall comply with the Carlsbad Municipal Code, title 18, Building Codes and Regulations, including the requirement for issuance of building permits as described in this Specific Plan, Chapter 6.0, Implementation. If a building permit is requested within the Specific Plan area and is consistent with the development standards, design guidelines, and plan review process set forth in the Specific Plan, and the applicable provisions of title 18, Building Codes and Regulations, then it shall be granted in accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.

Grading Ordinance

The Carlsbad Municipal Code, title 15, Grading and Drainage (Grading Ordinance), establishes requirements for grading, including clearing and grubbing of vegetation, and provides for the issuance of ministerial permits and its enforcement.

Except as provided in the Specific Plan, the Specific Plan shall comply with the Carlsbad Grading Ordinance.

Stormwater Management and Discharge Controls

The Carlsbad Municipal Code, title 15, sections 15.12.010-15.12.190, governs stormwater management and discharge control. Except as provided, the Specific Plan shall comply with the Carlsbad Municipal Code, chapter 15.12.

Right-of-Way Permit Ordinance

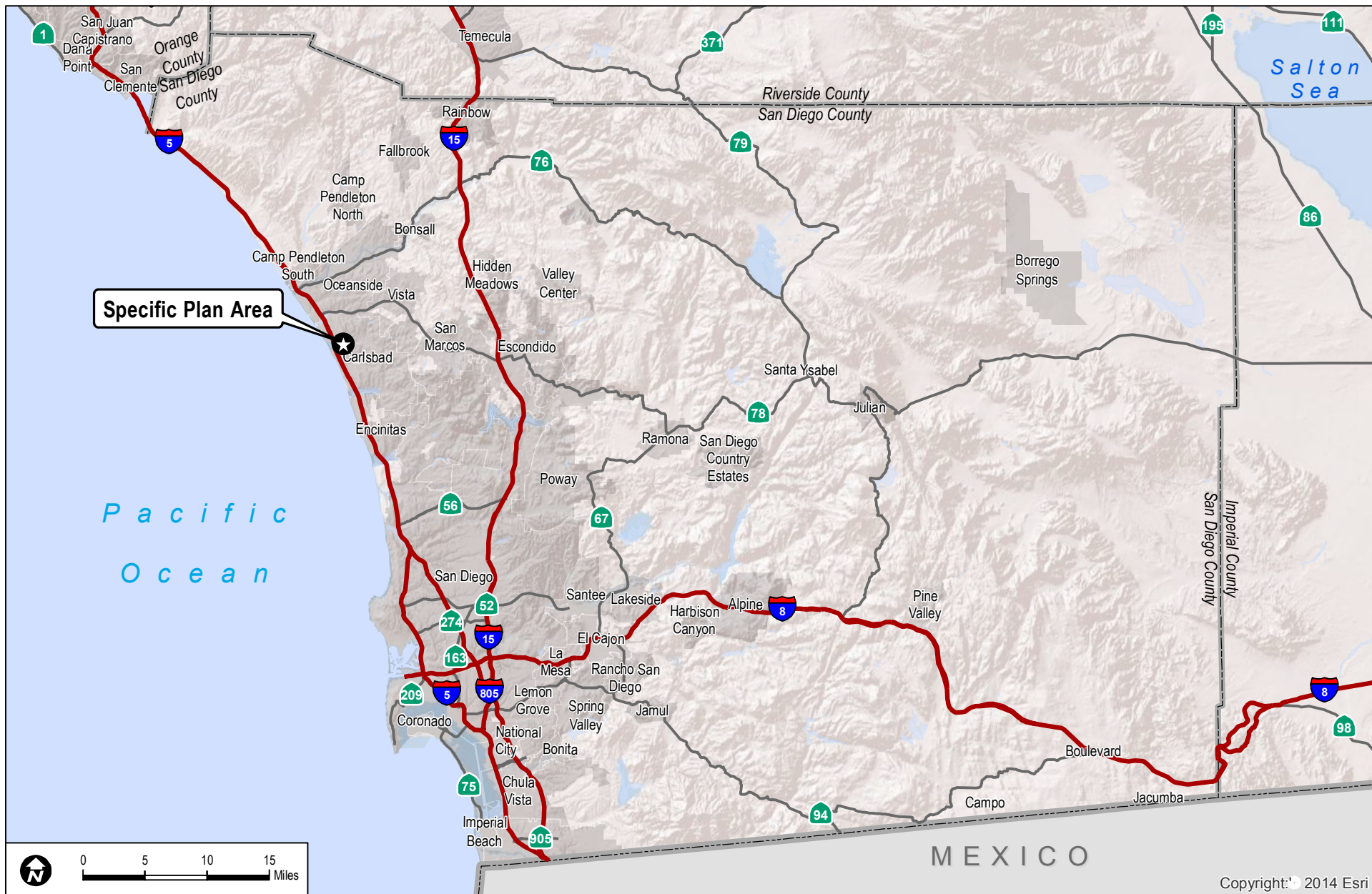
The Carlsbad Municipal Code, title 11, Public Property, covers improvement plans and ministerial permits for work or encroachment in defined public places (e.g., public streets, highways, easements, rights-of-way). The Specific Plan shall comply with the applicable provisions of the Carlsbad Municipal Code, title 11, as described in Specific Plan Chapter 6.0, Implementation. If a right-of-way permit is requested within the Specific Plan area and consistent with the development standards, design guidelines, and plan review process set forth in the Specific Plan, and the applicable provisions of title 11, then it shall be granted in

accordance with the exclusive provisions set forth in Chapter 6.4, Specific Plan Procedures and Process, of the Specific Plan.

Carlsbad Growth Management Program/Citywide Facilities and Improvements Plan

The Citywide Facilities and Improvements Plan (CFIP; City of Carlsbad 1986, with amendments through 1997) is the first phase of implementation of the City's Growth Management Program. The CFIP seeks to ensure that development does not occur unless adequate public facilities are in place to serve that development. As part of the overall Growth Management Program, the City was divided into 25 Local Facilities Management Zones, each of which has its own Local Facilities Management Plan (LFMP), consistent with all aspects of the CFIP. The Specific Plan area is located within LFMP Zone 13. Together, these plans ensure that adopted performance standards for each type of facility are met prior to new construction.

Consistent with the City's Growth Management Program, each LFMP contains performance standards for each of the 11 public facilities and services, 8 of which are provided directly by the City (administrative facilities, libraries, parks, drainage, circulation/roads, fire response times, open space, and sewer collection system) and 3 of which are provided (at least in part) by other agencies (schools, water service/emergency water storage, and wastewater treatment). Applicable performance standards and the Specific Plan's relationship to them are addressed in this environmental analysis.



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Agua Hedionda 85/15 Specific Plan Environmental Analysis

FIGURE 1-1
Regional Map

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Source: Google Imagery 2015, Data CSUMB SFML, CA OPC, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

FIGURE 1-2
Aerial Map

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SOURCE: Google Imagery 2015

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Agua Hedionda 85/15 Specific Plan Environmental Analysis

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